

**CAP BASIN PARK
513-PA-2002**

PROJECT NARRATIVE

The design of the park had to be developed for two overlapping uses simultaneously. The primary use is for the Phoenix Open event parking, the other use is for public recreation. The high volume of required event parking limits the flexibility for public park design. The park features are laid out over the event parking grid pattern, and then the grid is disguised and softened with curvilinear walks and landscaping that do not interfere with the event parking.

Design

The park design includes the following features:

- Princess Drive re-alignment
- 10 soccer fields (4 lighted fields in the basin)
- Field fencing along Princess Drive
- Lighted Parking lots with 662 spaces paved and 162 overflow spaces
- Lighted basketball court
- Playground with restroom, ramada and seating
- Open turf play areas
- Pedestrian bridge
- Lighted concrete pathways throughout
- DG pathway
- Restroom/Concession/Maintenance Building

Landscaping

Trees and shrubs are not very compatible with the event parking. There are some areas around the perimeter for shrubs, and trees can be located on the parking grid, but the interior needs to accommodate parking. But rather than just flat turf and granite, the design uses ornamental grasses that can be cut back to the ground and parked over during the event parking, but will provide visual interest and enhance the park throughout the rest of the year. Perimeter landscape buffering will be utilized for the purpose of mitigating the impact of active recreation on adjacent residential neighbors.

Turf

The playing fields will be constructed using various depths of sand, aggregate base and drainage tiles. The requirement for parking on the fields requires a much higher level of field development to accommodate parking and reduce maintenance/repair operations, so that safe playing conditions can be maintained.

Water

The turf will be irrigated using a water source from the City Water Campus, which is a combination of CAP raw water and treated effluent pumped from the TPC Golf Course Lake. Trees and shrubs will be irrigated with potable water.

Architecture

There are two buildings on this site. One a park restroom on the north side of Princess Drive; the other a park restroom/concession/maintenance building built into the west slope of the basin. There are also four small picnic ramadas. The architectural design utilizes durable, low maintenance materials compatible to the area; including concrete block, steel beams and supports, and metal seam roof. Colors will be subdued, blending with the desert and the surrounding vernacular. The general design includes green sandblasted column supporting folded metal roof structures that hover over split face concrete masonry walls.

Lighting

Area lighting will be provided at the jogging paths and trails that surround the park. The City typically uses 16-foot high lights with full cut-off fixtures. Parking lots will also be lighted. Sport field lighting at the four fields in the basin will meet current IES standards.

Public Art

Public Art will be incorporated into the design of the project. The art will contribute to the character and sense of the place. As such, it will reflect a heightened level of design, embrace the desert southwest identity and natural landscape features, and inspire the public to use the park and return to it.



CAP Basin Park

ECC Engineering Construction Inc.

Cliff Garden & Associates



Turf Science

Wright Engineering

Master Plan & Section Views



ATTACHMENT #5



Section C-C



Section D-D

CAP Basin Park



City of Rancho Cucamonga

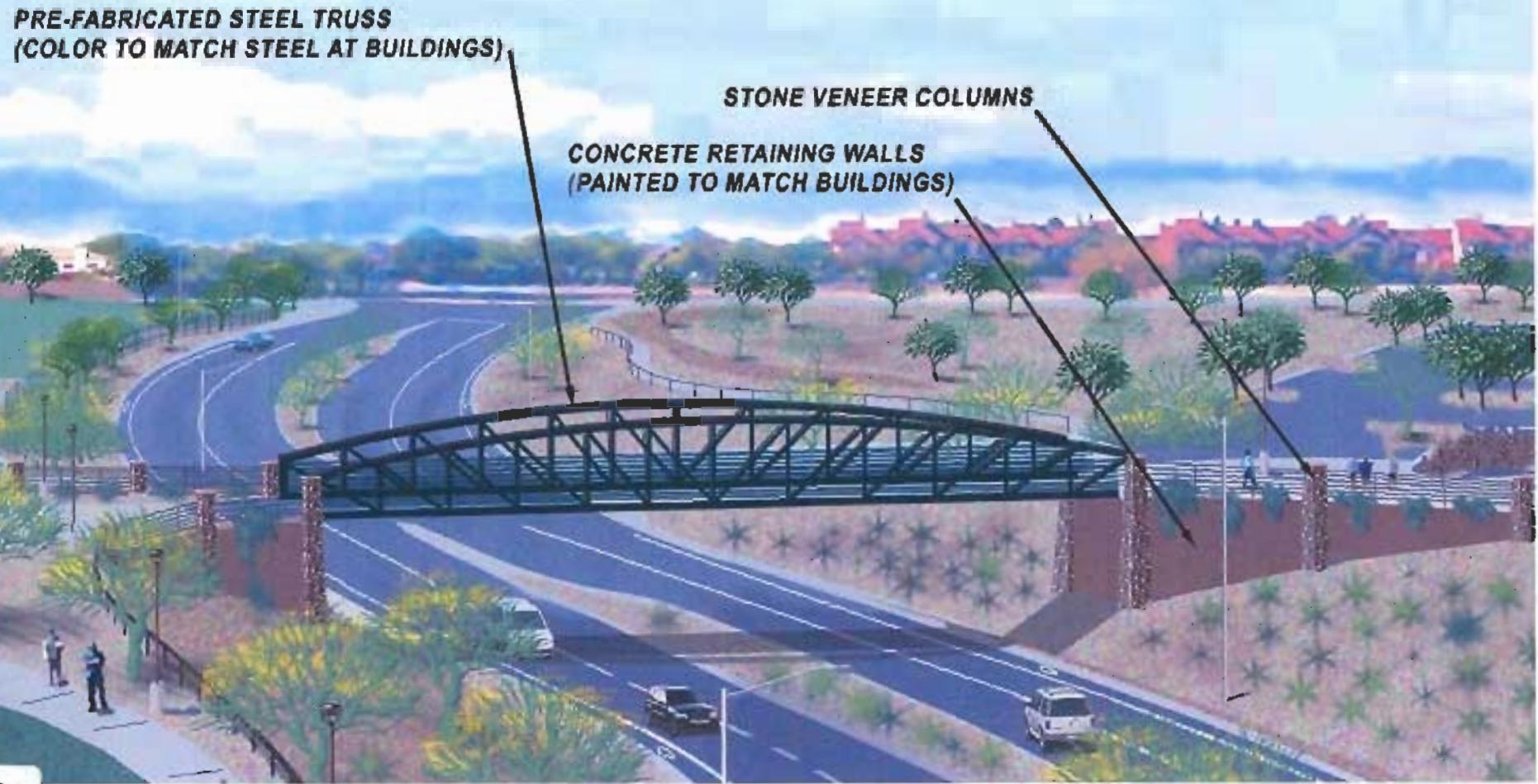


Park Perspective & Section Views



ATTACHMENT #6

61-DR-2003

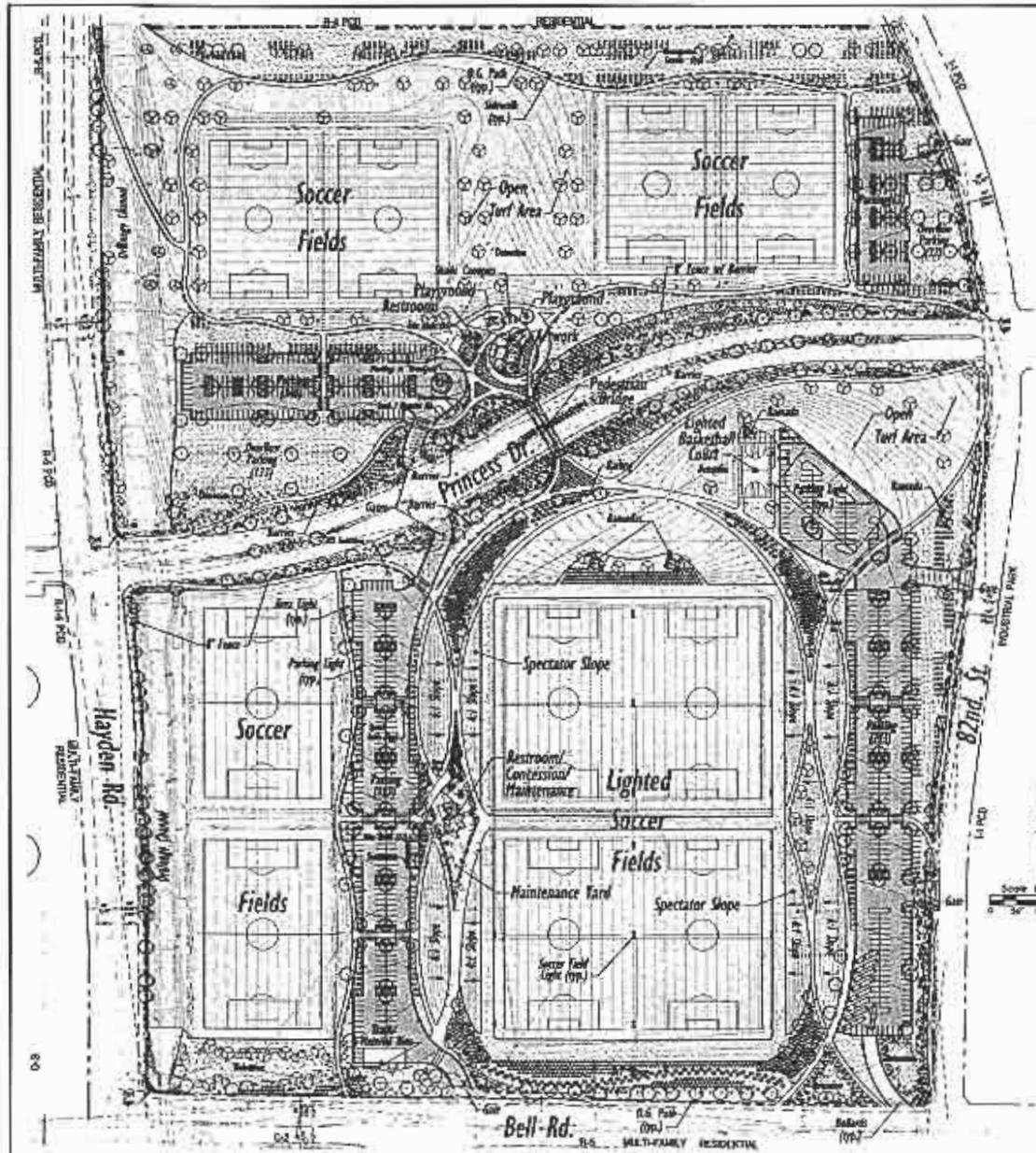


PEDESTRIAN BRIDGE

61-DR-2003



61-DR-2003



■ SITE DESCRIPTION

PAN, RAC, SEC. 36, SW1/4 (approx. site
SW1/2 of the SW1/4, 80 gross acre site)

SET ADDRESS: 4001 Four Princess Drive

■ PROJECT DATA

ZONING: R-4 POD
PLANNED USE: CITY PARK
NET ACREAGE: N/A; GROSS AREA: 70 AC.
TOILET/CONCESSION/MAINTENANCE BLDG. OR. FLR. AREA: 8000 SF.
REMOTE TOILET BUILDING: GROSS FLR. AREA: 750 SF.
BUILDING LOT COVERAGE: 40%

Notes

- Landscape area equals 38 Acres
 - Landscape area (parking) required = 50,000 s.f.
promised = 100,000 s.f.
 - Landscape area (where R/W does not exist, using assumed
R/W for costs) = 2.7 Acres
 - Landscape to be irrigated with automatic drip and
spray system with controller.
 - Boulders shall be placed as directed by engineer.
 - After 90 day maintenance period and project
acceptance, Landscaping maintenance responsibility will be
by the City of Sacramento Parks Department.

■ OWNER/ENGINEER

OWNER: CITY OF SCOTTSDALE
PROJECT NO. P02015 BLD GALE XXX-XXXX
Amelita Group Capital Project Management 480-312-2398

LAWRENCE ARCHITECTURE Engineering & Environmental Consulting,
10403 N. Central Ave., Suite 600, Phoenix, AZ 85012
Phone: 602-248-7702, Fax: 602-248-7851
John Rector, RA, Email: john@larchitects.com

John Styron, R.A. Ernst, J.

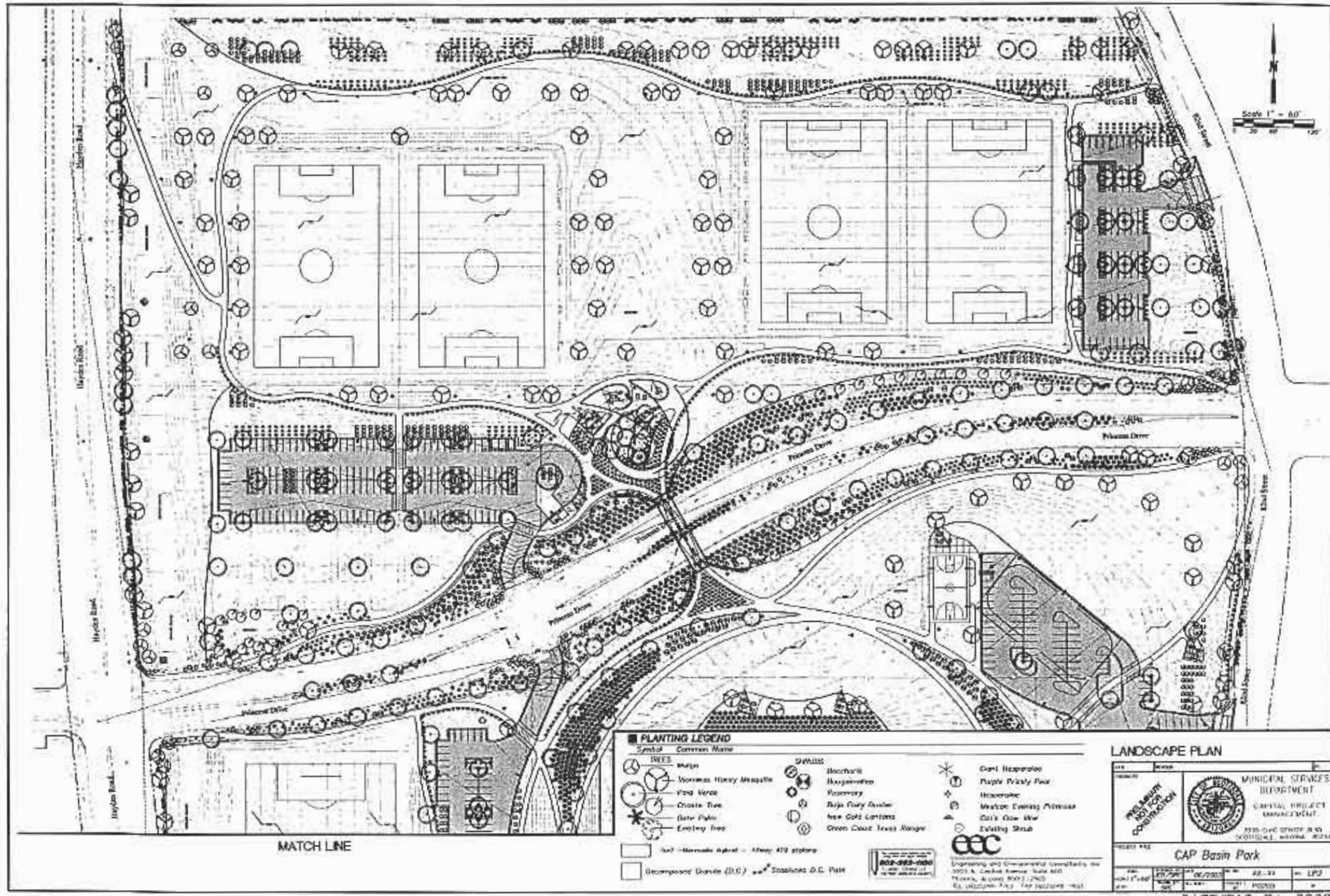
PLANTING LEGEND		Common Name	Size	Obs.	Remarks
	Annuals	Mulga	24" x 48"	22	Standard (2" min. dia.)
	Biennials	Thunberg Money Mosaics	15 Gal.	170	Standard
	Perennials	Patio Wedge	24" x 24"	304	Standard (2" min. dia.)
	Shrubs	Chaste Tree	24" dia.	48	Standard (2" min. dia.)
	Trees	Baileys Pecan	24" dia.	3	
	Bulbs	Baccharis hybrid 'Giant Thunberg'	5 gal.	1715	
	Groundcovers	Bougainvillea	5 gal.	252	
	Climbers	Rosemary	5 gal.	40	
	Ferns	Bojo Fairy Duster	5 gal.	877	
	Grasses	New Gold Canna	5 gal.	465	
	Small Trees	Green Giant Texas Ranger	5 gal.	144	
	Large Trees	Orn. Heperos	5 gal.	250	
	Vines	Purple Hidcote Pear	5 gal.	57	
	Hedging	Heperos	1 gal.	339	
	Lawns	Mossy Dwarf Primrose	1 gal.	1233	
	Rock Gardens	Car's Ginkgo	1 gal.	4	
Total - Number Applied = 1184 410 stakes			Deco-Panel Greenline (G.G.)		Stabilized G.G. Felt

**LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE**

LANDSCAPE PLAN APPROVED CITY OF SCOTTSDALE		
DATE NUMBER:	APPROVED BY:	DATE:
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND APPROVAL IS NOT A RECOMMENDATION TO PURCHASE LANDSCAPE ITEMS OR SERVICES. THE CITY OF SCOTTSDALE IS NOT RESPONSIBLE FOR SELLERS' ACTION OR INACTION OR FOR PURCHASE OF LANDSCAPE ITEMS.		

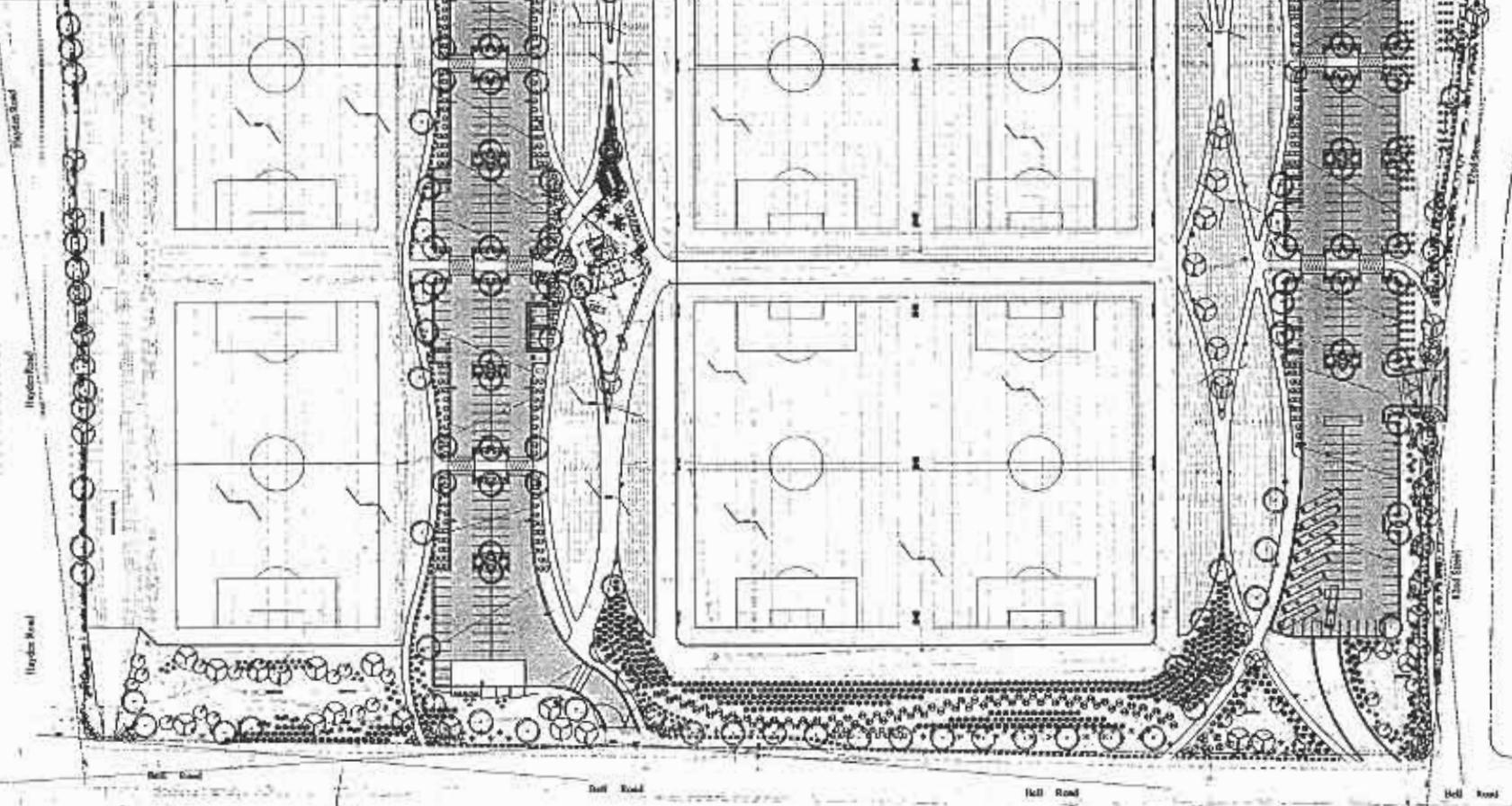
LANDSCAPE PLAN - Cover Sheet

CASE#513-PA-2002



CASE#513-PA-2002

MATCH LINE



■ PLANTING LEGEND

Symbol	Common Name
○	Mulch
●	Burkwood Honey Mesquite
○	Honey Mesquite
○	Choke Tree
○	Date Palm
○	Falting Tree
○	Acacia
○	Bougainvillea
○	Rosemary
○	Rose Fairy Duster
○	New Gold Lorand
○	Green Gold Texas Ranger
○	Giant Agave
○	Purple Prickly Pear
○	Agave
○	American Beauty Privet
○	Cat's Claw Vine
○	English Shrub

Duff -Intricate Appl. - Tracy 415 pictures

Decomposed Granite (D.G.) - Stabilized D.G. Paths

Scale 1" = 50'

0 25 50 75 100

125

150

175

200

225

250

275

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7150



CAP Basin Park

EEC
Engineering & Environmental Consultants, Inc.

Golf Course & Associates



Urban Solutions Inc.

Turf Science



Event Parking Plan



61-DR-2003

ATTACHMENT #9



elevation A (east)



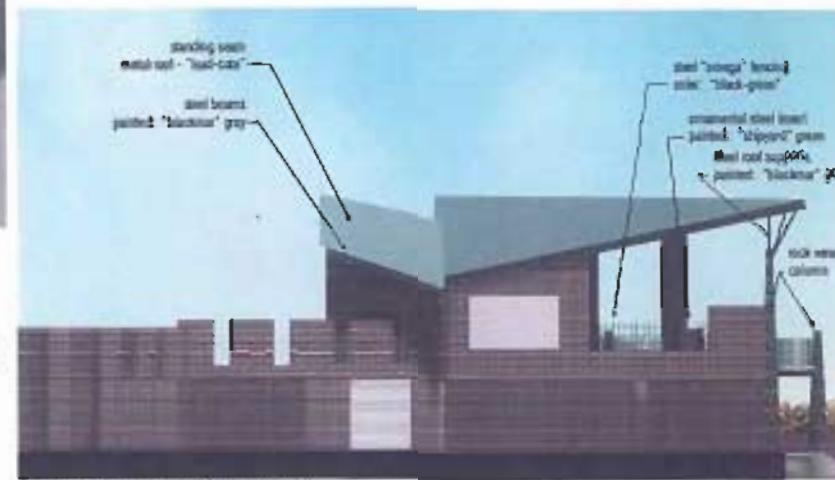
elevation B (north)



elevation C (west)



key plan



elevation D (south)

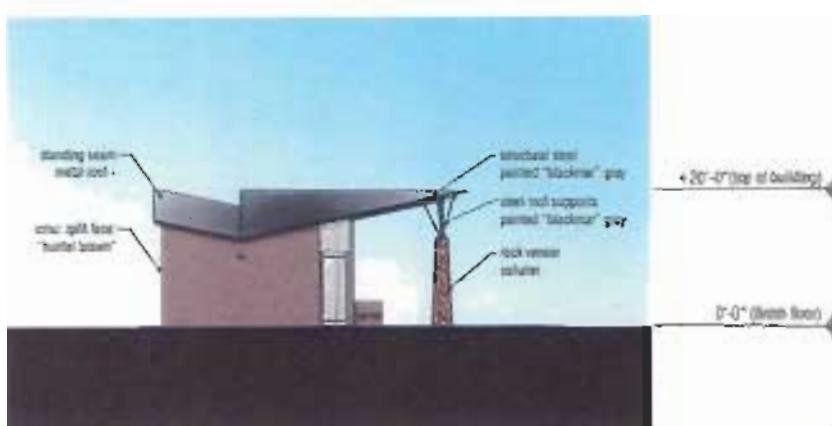
ELEVATIONS

100-110

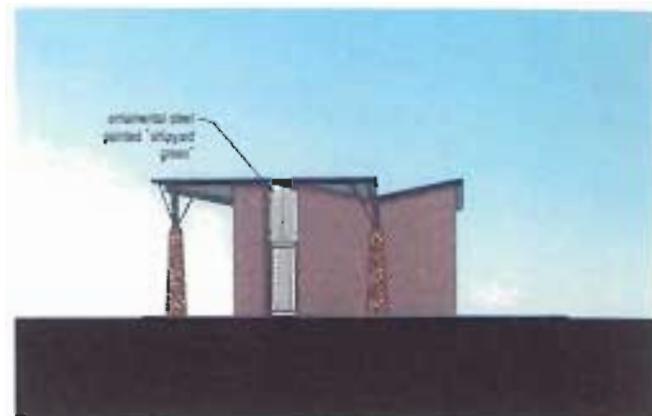
61-DR-2003

ATTACHMENT #10





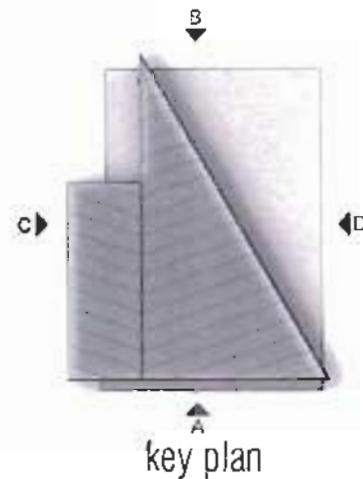
elevation A



elevation B



Elevation C



elevation D

REMOTE TOILET BUILDING ELEVATIONS

0 1 2 3 4 5 6 7 8
1'0" = 1'-0"

61-DR-2003

RA

MUNICIPAL SERVICES DEPARTMENT
CAPITAL PROJECT MANAGEMENT
WATER SUPPLY AND SEWERAGE AUTHORITY
Project No.: C.A.P. Basin Park

Scale	1:100	Date	04/04/2003	Page	1
Project No.	61-DR-2003	Prepared By	RA	Approved By	RA
Area	Basin Park	Comments			

04/04/2003

upper deck (B)



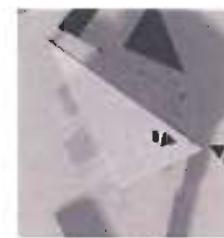
ramada



toilet building



view A



key plan

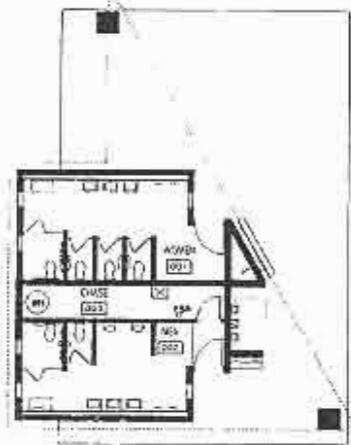
61-DR-2003

PERSPECTIVES

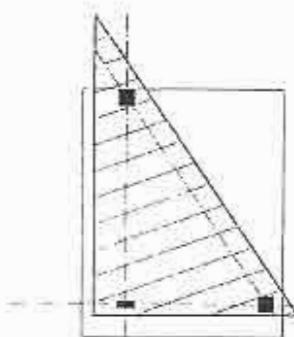
RA

DRAWING NO.		SHEET NO.		SCALE	
61-DR-2003		1		1:100	
C.A.P. Basin Park		1		1:100	
REVISION	DATE	REVISION	DATE	REVISION	DATE

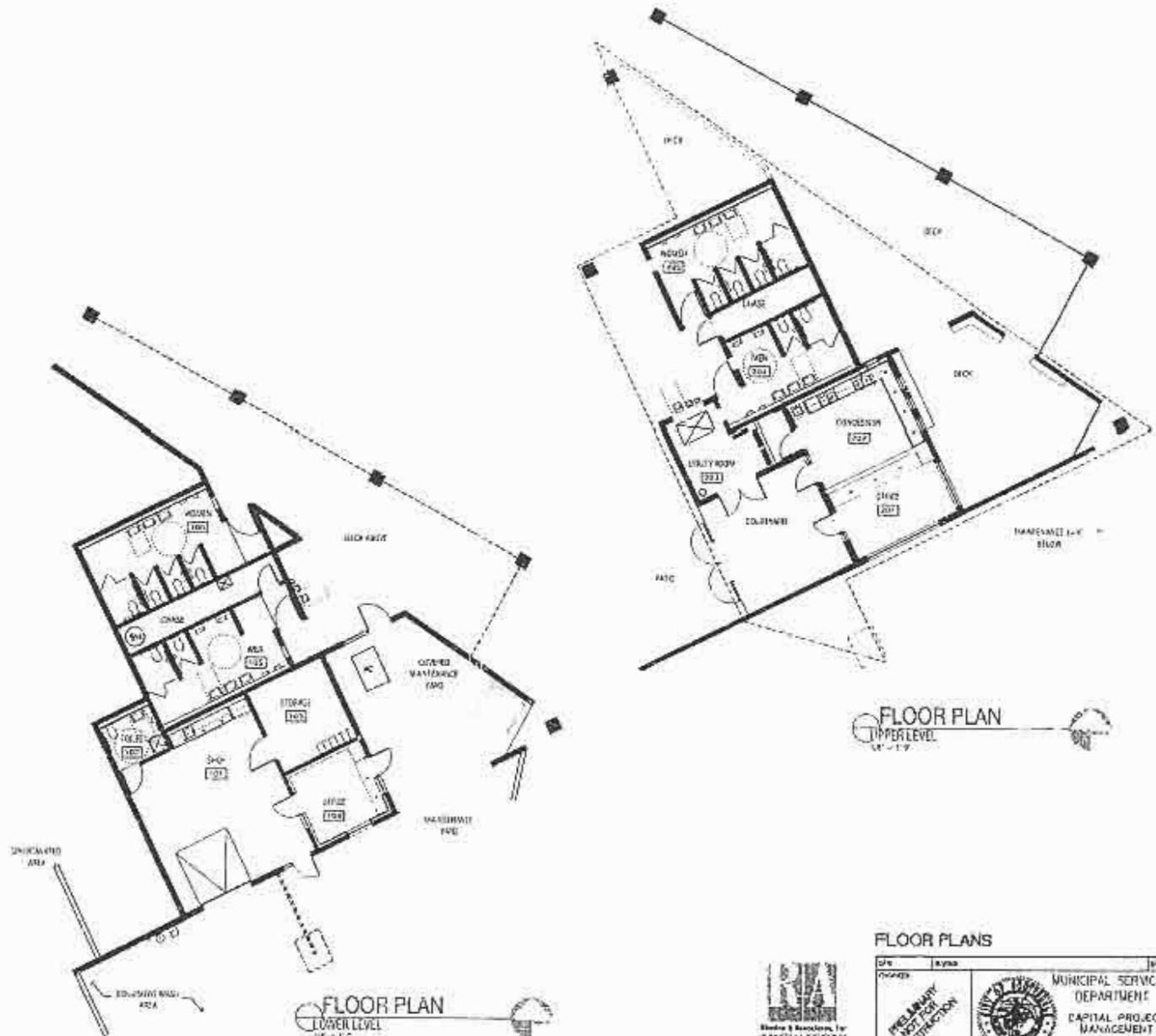
CAP #103-PN-2002



FLOOR PLAN
REMOTE TOILET BUILDING
1'-0" x 1'-0"



FLOOR PLAN
GARAGE
15' - 0" x 16'



61-DR-2003

ATTACHMENT #11

DR	1000	1000	1000
OWNER	MUNICIPAL SERVICES DEPARTMENT		
GENERAL CONTRACTOR	CAPITAL PROJECT MANAGEMENT		
303 E. DRAKE RD., SUITE 100 FORT COLLINS, CO 80524 (970) 221-6400			
PROJECT DR-2003			
CAP. Basin Park			
NAME	DESIGNER	DATE	RE. NO.
DR-2003	DR-2003	05/2003	XX-XX
DATE	INSPR	05/2003	PC-0205
VER.			#

CASE #513 PA 2003